174.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	548,600 / 548,600
					USE VALUE:	548,600 / 548,600
					ASSESSED:	548,600 / 548,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		ARNOLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUM NANCY L
Owner 2:	
Owner 3:	
Street 1:	37 ARNOLD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MENKE SUSAN -
Owner 2:	-
Street 1:	37 ARNOLD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .053 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Vinyl Exterior and 1008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2310.000	206,100		342,500	548,600
Total Card	0.053	206,100		342,500	548,600
Total Parcel	0.053	206,100		342,500	548,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 544.25 | /Parcel: 544.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115967

GIS Ref

GIS Ref

Insp Date 10/05/18

!13518!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	206,100	0	2,310.	342,500	548,600		Year end	12/23/2021
2021	101	FV	200,900	0	2,310.	342,500	543,400		Year End Roll	12/10/2020
2020	101	FV	200,900	0	2,310.	342,500	543,400	543,400	Year End Roll	12/18/2019
2019	101	FV	168,100	0	2,310.	337,600	505,700	505,700	Year End Roll	1/3/2019
2018	101	FV	168,100	0	2,310.	259,300	427,400	427,400	Year End Roll	12/20/2017
2017	101	FV	168,100	0	2,310.	244,600	412,700	412,700	Year End Roll	1/3/2017
2016	101	FV	168,100	0	2,310.	225,100	393,200	393,200	Year End	1/4/2016
2015	101	FV	159,500	0	2,310.	210,400	369,900	369,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13518

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENKE SUSAN	42836-96		5/19/2004		363,000	No	No		
MASTORAKOS SAND	35314-268		4/22/2002		299,900	No	No		
JOHNSTON KIM D	30963-255		12/15/1999		205,000	No	No		
	20736-116		8/1/1990		153,000	No	No		Y

PRINT

Date	Time
12/30/21	17:13:17

LAST REV

Date	Time
05/13/19	10:42:36
danam	

USER DEFINED

Prior Id # 1:	115967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2018	1836	Redo Bat	32,333	C				
8/26/2004	796	New Wind	3,000					6 VINYL REPL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	HS	Hanne S
11/20/2008	Measured	345	PATRIOT
9/21/2004	MLS	MM	Mary M
7/22/2002	MLS	MM	Mary M
2/26/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
10/20/1999	Measured	163	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2310		Sq. Ft.	Site		0	70.	2.12	6									342,510						342,500	

Total AC/HA: 0.05303 | Total SF/SM: 2310 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 342,510 | Spl Credit | Total: 342,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	180.428
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	253235
Depreciation:	47102
Depreciated Total:	206133

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

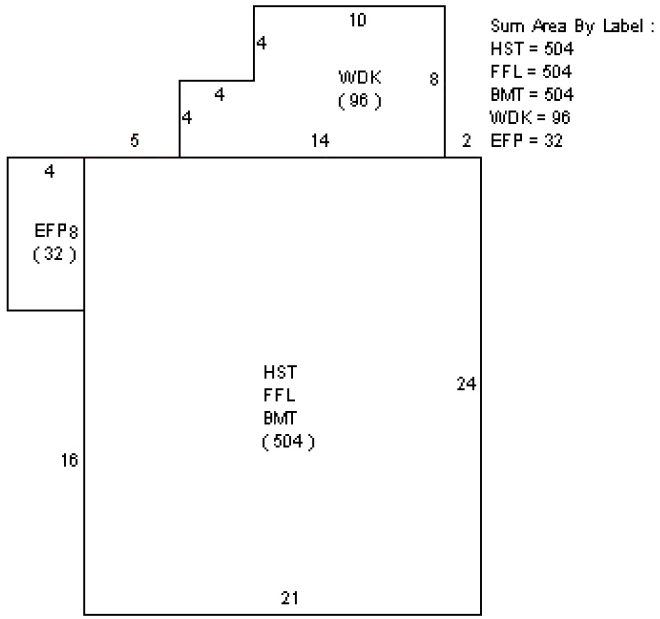
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.43
Special Features:	0	Val/Su Net:	148.49
Final Total:	206100	Val/Su SzAd	272.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	504	74.430	37,511
FFL	First Floor	504	180.430	90,935
HST	Half Story	252	180.430	45,468
WDK	Deck	96	15.840	1,521
EFP	Enclos Porch	32	71.870	2,300

Net Sketched Area:	1,388			Total:	177,735
Size Ad	756	Gross Area	1640	FinArea	1008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	